

RAPHO TOWNSHIP
PLANNING COMMISSION MINUTES
June 1, 2026 at 7:00PM

The meeting was called to order at 7:00 p.m. by Chairman Jay Gainer. Also present were Commission members Bryan Balmer, Dennis Shellenberger and Carrol Ehrhart. Randall Wenger, Township Manager, and Melissa Kelly from RETTEW, were also present as well as applicant, Greg Herr and members of the public.

PLEDGE OF ALLEGIANCE

APPROVAL OF THE MAY 4, 2026 MEETING MINUTES

Carrol Ehrhart made a motion to approve the minutes as written, Bryan Balmer seconded. All voted in favor.

Briefing Item:

Greg & Beth Herr
2040 Hossler Road
Final Separation Subdivision Plan RT# 26-496
Team Ag

Melissa Kelly presented the plan to the Planning Commission. Applicant is seeking to subdivide their 30.578 acre parcel along Hossler Road into a 9.22 acre and 21.358 acre parcel and are seeking modifications of SLDO sections 295-403.A(1) Plan Scale, Section 295-403.C – Existing Features, Sections 295-403.D.13, 295-403.D.15, 295-408.B.6.c, and 295-408.B.6.d, On-lot septic replacement areas, Section 295-407.F.7, Sewage Planning

Carrol Ehrhart made a motion to consider RT# 26-496 as an Action Item. Dennis Shellenberger seconded. All voted in favor.

Action Item:

The planning commission discussed the requested waivers of the sewage testing and wanted a note added to the recorded plan that there were no percs or probes done at the time of the subdivision.

Carrol Ehrhart made a motion to recommend approval of the plan and modifications subject to the applicant addressing the comments in the RETTEW letter dated May 21, 2026 and revised May 26, 2026 to the satisfaction of the Township with the addition of a note to the plan that there were no percs or probes done at the time of the subdivision.

Action Item: Review Rapho Township Zoning Text amendment Re: Marijuana Growth and Dispensaries and Ag Zone Updates.

Randall Wenger briefed the commission on the Zoning text amendment.

Action Item: Review Rapho Township Zoning Ordinance Text amendment Re: Data Centers

Randall Wenger briefed the commission on the Zoning text amendment. Sandra Burke, of Barrington Drive, asked for a copy of the draft Data Center zoning ordinance which was provided to her.

Carrol Ehrhart made a motion to tha the Planning Commission supports both text amendments, Bryan Balmer seconded. All voted in favor.

ADJOURN

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,
Dennis Shellenberger, Secretary